

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Washtenaw County

State: MI

PJ's Total HOME Allocation Received: \$5,431,187

PJ's Size Grouping*: C

PJ Since (FY): 2001

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	20		
Program Progress:							
% of Funds Committed	83.95 %	88.90 %	17	90.66 %	15	13	
% of Funds Disbursed	75.02 %	81.55 %	17	81.06 %	24	19	
Leveraging Ratio for Rental Activities	2.49	3.2	10	4.62	38	32	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.94 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.72 %	71.05 %	17	68.23 %	32	31	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.79 %	87.54 %	5	79.86 %	77	83	
% of 0-30% AMI Renters to All Renters***	60.00 %	52.30 %	6	44.82 %	73	78	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.89 %	97.56 %	11	94.65 %	39	42	
Overall Ranking:			In State:	11 / 20	Nationally:	62	61
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,229	\$26,306		\$25,419	95 Units	62.90	%
Homebuyer Unit	\$36,878	\$17,484		\$14,530	42 Units	27.80	%
Homeowner-Rehab Unit	\$27,769	\$22,620		\$20,251	14 Units	9.30	%
TBRA Unit	\$0	\$5,932		\$3,156	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$147,156	\$28,997
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	15.8	28.6	21.4	0.0
Black/African American:	84.2	66.7	78.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	2.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	2.4	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	61.1	14.3	28.6	0.0
2 Persons:	14.7	11.9	21.4	0.0
3 Persons:	8.4	31.0	28.6	0.0
4 Persons:	8.4	23.8	14.3	0.0
5 Persons:	1.1	11.9	0.0	0.0
6 Persons:	6.3	0.0	7.1	0.0
7 Persons:	0.0	2.4	0.0	0.0
8 or more Persons:	0.0	4.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.1	16.7	21.4	0.0
Elderly:	1.1	0.0	42.9	0.0
Related/Single Parent:	20.0	40.5	14.3	0.0
Related/Two Parent:	8.4	38.1	21.4	0.0
Other:	8.4	4.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	2.4 [#]
HOME TBRA:	0.0	
Other:	15.8	
No Assistance:	65.3	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County State: MI Group Rank: 62
(Percentile)
State Rank: 11 / 20 PJs Overall Rank: 61
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	60.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

